

173.A

0003

0007.A

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

454,500 /

454,500

454,500 /

454,500

454,500 /

454,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7-A		SPRING RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHMEIS RAMA ABU	
Owner 2:	
Owner 3:	

Street 1: 13 BUFFALO HOLLOW RD

Street 2:

Twn/City: BRANCHBURG

St/Prov: NJ Cntry: Own Occ: Y

Postal: 08876 Type:

PREVIOUS OWNER

Owner 1: JOHN CARNEY -

Owner 2: -

Street 1: 98 RICHLFIELD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2004, having primarily Vinyl Exterior and 1063 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7779												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	454,500			454,500		
Total Card	0.000	454,500			454,500	Entered Lot Size	
Total Parcel	0.000	454,500			454,500	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	427.56	/Parcel: 427.5	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	446,800	0	.	.	446,800	446,800	Year End Roll	12/18/2019
2019	102	FV	436,700	0	.	.	436,700	436,700	Year End Roll	1/3/2019
2018	102	FV	398,900	0	.	.	398,900	398,900	Year End Roll	12/20/2017
2017	102	FV	359,600	0	.	.	359,600	359,600	Year End Roll	1/3/2017
2016	102	FV	359,600	0	.	.	359,600	359,600	Year End	1/4/2016
2015	102	FV	345,500	0	.	.	345,500	345,500	Year End Roll	12/11/2014
2014	102	FV	329,600	0	.	.	329,600	329,600	Year End Roll	12/16/2013
2013	102	FV	329,600	0	.	.	329,600	329,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN	44880-34		3/28/2005		357,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/26/2018										Measured	DGM	D Mann
4/6/2006										External Ins	BR	B Rossignol
11/9/2004										Inspected	PM	Peter M

Sign:	VERIFICATION OF VISIT NOT DATA	_____	_____	_____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021



USER DEFINED

Prior Id # 1:	114977
Prior Id # 2:	
Prior Id # 3:	
Print Date:	
Print Time:	
12/11/2020	05:01:58
Last Rev Date:	
Last Rev Time:	
09/26/18	14:11:32
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 8	- Condo TnHs.			Full Bath: 2	Rating: Very Good																			
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																			
Frame: 1	- Wood			1/2 Bath:	Rating:																			
Prime Wall: 4	- Vinyl			A HBth:	Rating:																			
Sec Wall:				OthrFix:	Rating:																			
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1							# Units: 1								
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR					D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Frl:	Rating:			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
Grade: B- - Good (-)				CONDOS INFORMATION				Lvl 2																
Year Blt: 2004	Eff Yr Blt:			Location:				Lvl 1																
Alt LUC:	Alt %:			Total Units:				Lower																
Jurisdct: G7	Fact: .			Floor: M - Multi-Level				Totals	RMs: 4	BRs: 2	Baths: 2	HB												
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN												
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL												
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	4	2													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.5 %			Additions: 2004																
Prim Int Wall: 2 - Plaster				Functional:				Kitchen:																
Sec Int Wall:				Economic:				Baths:																
Partition: T - Typical				Special:				Plumbing:																
Prim Floors: 3 - Hardwood				Override:				Electric:																
Sec Floors:				Total: 4.5 %				Heating:																
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:																
Subfloor:				COMPARABLE SALES				Totals																
Bsmnt Gar: 1				Basic \$ / SQ: 245.00				1	4	2														
Electric: 3 - Typical				Size Adj.: 1.06444025				SUB AREA				SUB AREA DETAIL												
Insulation: 2 - Typical				Const Adj.: 0.98990101				Code Description Area - SQ Rate - AV Undepr Value				Sub % Area Usbl Descrip % Type Qu # Ten												
Int vs Ext: S				Adj \$ / SQ: 258.154				GLA	Gross Liv Ar	1,063	258.150	274,418												
Heat Fuel: 2 - Gas				Other Features: 53372				NET SKETCHED AREA				NET SKETCHED AREA												
Heat Type: 1 - Forced H/Air				Grade Factor: 1.21				Net Sketched Area:	1,063	Total: 274,418														
# Heat Sys: 1				NBHD Inf: 1.20000005				Size Ad	1063	Gross Are	1063	FinArea	1063											
% Heated: 100				NBHD Mod:				IMAGE				AssessPro Patriot Properties, Inc												
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00																				
% Com Wall:	% Sprinkled:			Adj Total: 475951																				
MOBILE HOME				Depreciation: 21418				Juris. Factor: 1.00	Before Depr: 374.84															
Make: [] Model: [] Serial #: [] Year: [] Color: []				Deprecated Total: 454533				Special Features: 0	Val/Su Net: 427.56															
SPEC FEATURES/YARD ITEMS								Final Total: 454500	Val/Su SzAd: 427.56															
PARCEL ID 173.A-0003-0007.A																								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value						
More: N	Total Yard Items:				Total Special Features:				Total:															